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The Hyde, Crawley

Flood Risk Assessment and Surface Water Drainage Strategy

Ref: 251055-CON-XX-XX-RP-C-1000

Approved By: J/Waugh

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Version: 1.1

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1.0 INTRODUCTION

Conisbee have been appointed by JJJV Ltd to produce a Flood Risk Assessment (FRA) and Drainage Strategy for the proposed residential development in west Crawley, located in West Sussex County Council and Horsham District Council.

The site located in Flood Zone 1 according to the Environment Agency (EA) Flood Map for Planning, at low risk of flooding.

A sustainable drainage system is proposed.

1.1 Site Specific Documents

The following documents should be referred to as part of this report:

- **Appendix A:** Topographic Survey
- **Appendix B:** Architectural Proposal
- **Appendix C:** Thames Water Sewer Records
- **Appendix D:** Local Ground Investigation Borehole Logs
- **Appendix E:** Proposed Drainage Strategy Plans
- **Appendix F:** SuDS Maintenance Strategy
- **Appendix G:** Thames Water Pre-Development Enquiry Response

2.0 EXISTING SITE

2.1 Site Location

The site is located at OS grid reference 524203, 136708. The overall area is 4,918m², 0.49Ha.

The site is bounded by the following:

- To the north; Is Ilfield golf club.
- To the east; Is Rusper Road.
- To the south; Is Whitehall Drive.
- To the west; Is Ilfield golf club.

A site location plan is shown in the figure below.

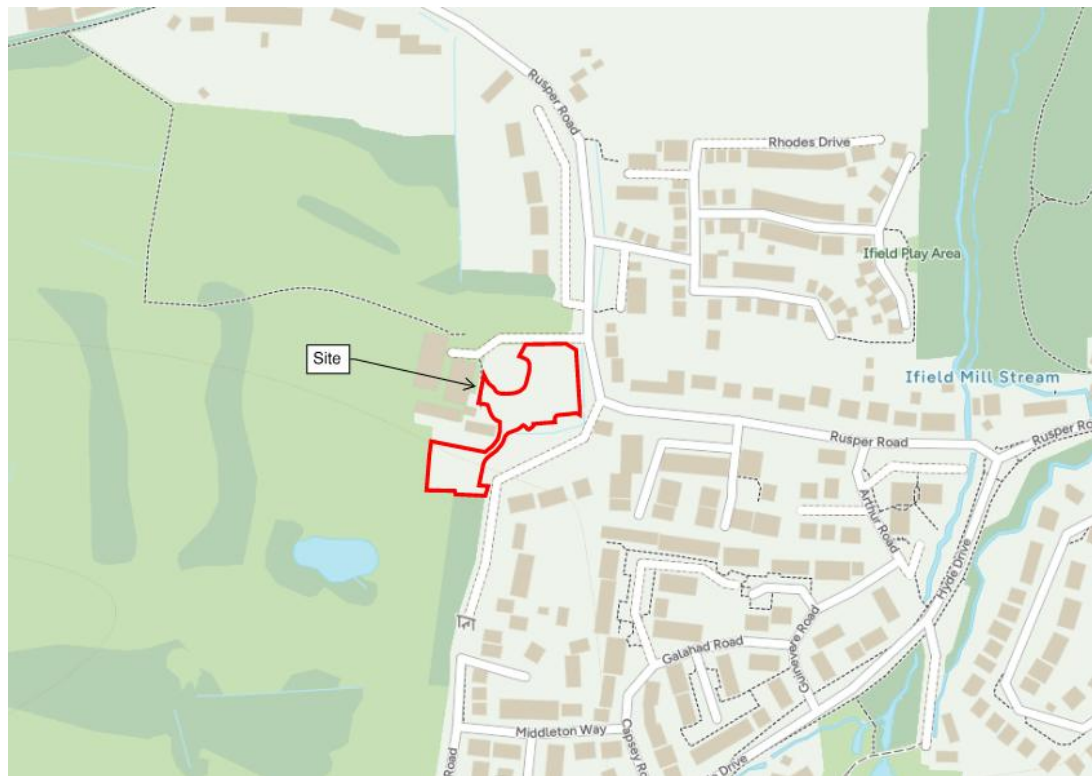


Figure 3.1 Site location plan.

2.2 Existing Site and Topography

The site is a private garden for the Hyde dwelling, which itself is outside the red boundary. The site is comprised of garden lawn, access driveway and a tennis court in the north.

Generally, the site falls to the north, ranging from 72.49m AOD in the southwest to 66.53m AOD in the north.

There is a ditch along the northeastern frontage of the site and an ornamental duck pond to the northwest.

2.3 Geology

According to the British Geological Survey (BSG) data the site is underlain by the Weald Clay Formation – Mudstone. Mudstone is typically impermeable and unsuitable for surface water infiltration, because of this it is anticipated percolation testing would produce a low infiltration rate.

Local BGS boreholes show the mudstone is approximately 100m thick. The boreholes have been included in Appendix D.

2.4 Hydrogeology

Aquifer geology maps published by the EA show the site is not within an Aquifer.

The site is not located in a Source Protection Zone.

2.5 Existing Site Drainage

Thames Water record drawings have been included in Appendix C and show two 150mm diameter foul sewers to the north of the site. During a site visit, Conisbee engineers could only find the southern most of these two sewers, which is at a depth of approximately 1.15m.

2.6 Existing overland flow paths

The existing overland flows routes for flows generated within the site follow the general falls of the site to the north, as shown in the topographic survey in Appendix A.

3.0 PROPOSED DEVELOPMENT

The proposed development is residential with associated infrastructure. The proposed layout is included in Appendix B.

4.0 FLOOD ZONE, SEQUENTIAL AND EXCEPTION TEST

4.1 Flood Zone

The EA Flood Map for Planning shows the site to be in Flood Zone 1, at very low risk of flooding.

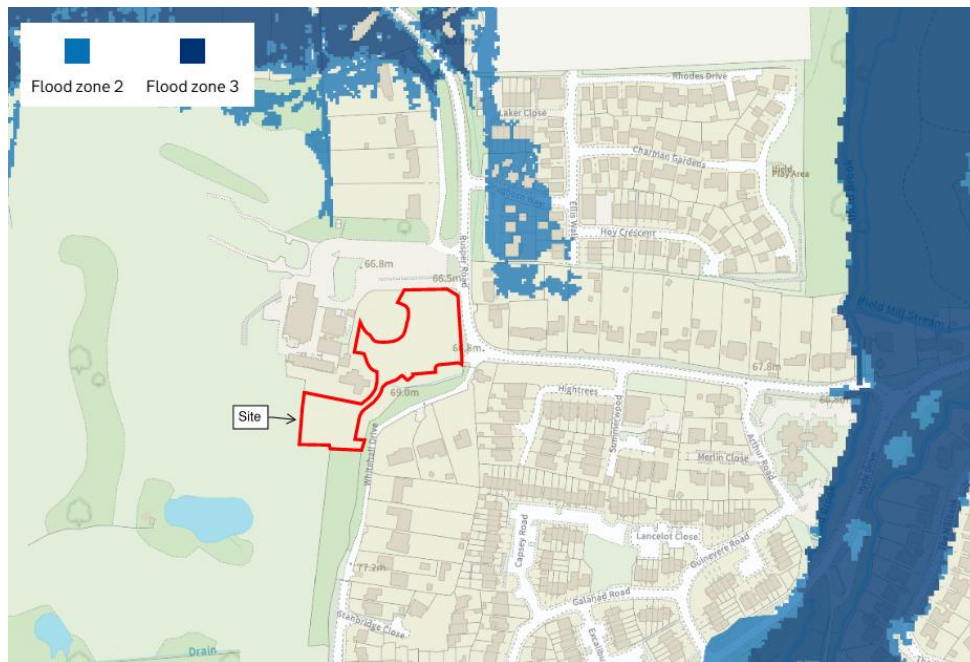


Figure 5.1 – “Flood Map for Planning” from Environment Agency, showing the site in Flood Zone 1, at very low risk of flooding.

4.2 Vulnerability Classification

According to [“Table 2: Flood Risk Vulnerability Classification”](#) in the NPPF Practice Guidance (Flood Risk and Coastal Change) the intended use as residential has a Vulnerability Classification of ‘More Vulnerable’.

4.3 Sequential Test

As the site is in Flood Zone 1, according to Table 3 of the NPPF Practice Guidance, the proposed development is suitable.

Table 5.1 Flood Risk Vulnerability Classification (after Table 3 NPPF Practice Guide Flood Risk and Coastal Change)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

5.0 DEFINITION OF THE FLOOD HAZARD

5.1 Sources of Flooding

Risk of flooding arising from the following sources:

- Fluvial
- Tidal
- Surface Water
- Sewers
- Groundwater
- Artificial Sources

5.1.1 Fluvial Flooding

The EA Flood Map for Planning shows the site to be in Flood Zone 1, at less than a 0.1% annual chance of flooding (low risk).

5.1.2 Tidal Flooding

The site is located at 67m AOD and is at very low risk of flooding from tidal sources.

5.1.3 Surface Water Flooding

The EA Surface Water Flood Map for a 1 in 100-year storm event show no surface water flooding is predicted within the site.

Therefore, the site is at low risk of surface water flooding.

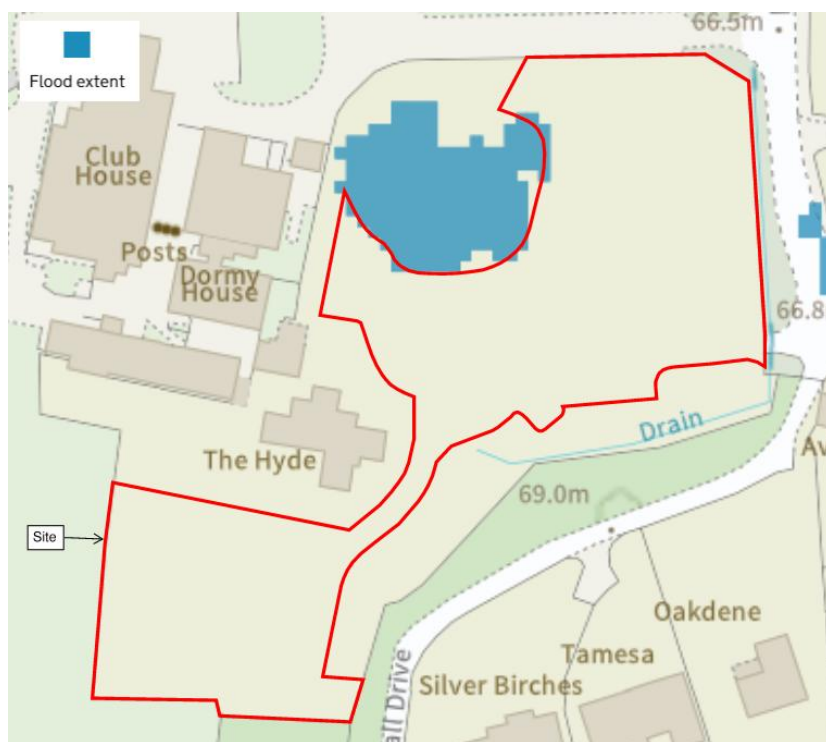


Figure 6.2 - EA Surface Water Flooding Map for a 1 in 100-year event, showing the site to be at low risk of surface water flooding.

5.1.4 Sewer Flooding

Horsham Council SFRA states there has only been 1 historical sewer flooding incident within the Council area, and that was in Billingshurst.

The proposed development will have finished floor levels raised higher than local sewers.

Therefore, there is a low risk of sewer flooding.

5.2 Groundwater Flooding

Horsham Council SFRA (2010) states no groundwater flooding has occurred within the study area.

The proposed residential dwellings will have finished floor levels raised higher than the surrounding land and will have no basements.

Therefore, it is concluded that the site is at low risk of groundwater flooding.

5.2.1 Flooding from Artificial Sources

The Environment Agency Flood Risk from Artificial Sources Map shows the site at low risk of flooding from artificial sources and reservoirs.



Figure 6.5 – EA Map of Risk of flooding from artificial sources showing the site at low risk of flooding.

6.0 PROPOSED DRAINAGE STRATEGY

6.1 Proposed Surface Water Drainage

6.1.1 Surface Water Disposal Hierarchy

The LLFA, Thames Water, the SuDS Manual and the Building Regulations recommend a hierarchy of methods of disposal of surface water.

Disposal Method	Comments
Re-use water at source	No demand for harvested rainwater on site.
Infiltration	Geology unsuitable.
Watercourse	Chosen solution.
Surface water sewer	-

Combined Sewer	-
----------------	---

6.1.2 Proposed Surface Water Drainage

The new development will incorporate a Sustainable Drainage System (SuDS) to manage rainfall on site. Drawing 251055-CON-XX-00-DR-C-1000 shows the proposed drainage strategy and is included in Appendix E.

It is proposed to gather surface water within shallow drainage features such as Aco channels and rills from impermeable areas and discharge into the permeable paving access road. Water will flow within the sub-base of the permeable paving to the site access in the east of the site where it will be discharged at an unrestricted rate into the existing ditch.

The permeable paving provides 42m³ of attenuation volume in a sub-base which will be a minimum of 200mm deep.

6.1.3 Surface Water Quality

The permeable paving provides water quality improvements sufficient for runoff from the low-risk residential development according to the SUDS Manuel pollution indices.

6.1.4 Exceedance Flows

In the very unlikely event where the capacity of the surface water system is exceeded, water will leave the site via overland flow. For the site this is always to the east, as shown in the figure below. The overland flow arrows only relate to exceedance flows generated from within the site boundary.

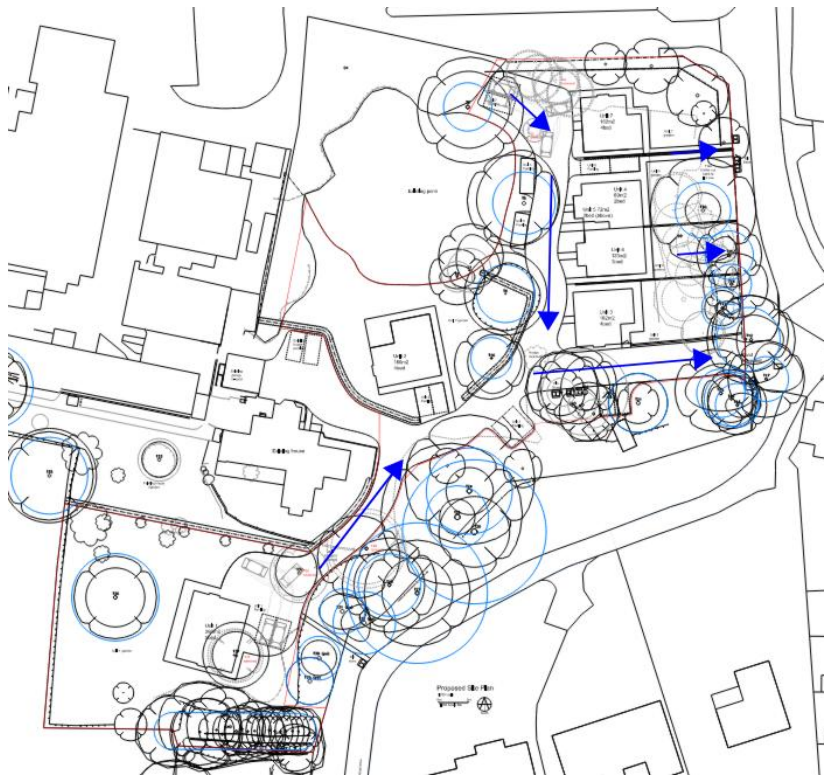


Figure 4.1 Exceedance Flow Route

6.1.5 Maintenance Strategy

All proposed SuDS and drainage are to be maintained for the duration of the development by the client.

A proposed maintenance strategy, in line with the CIRIA SuDS Manual, is included in Appendix F.

6.2 Proposed Foul Drainage

The proposed foul drainage strategy is to make a single new connection to the Thames Water combined water sewer to the north of the site.

Based on a residential population of 4 per house, maximum 7 houses, with a peaking factor of 6, the estimated peak foul flow rate is 0.3 l/s.

Currently, the site discharges no foul flow to sewers.

6.2.1 Thames Water Sewer Capacity

Thames Water have been contacted via a pre-development enquiry to confirm whether there is capacity for the increased foul flows from the proposed development.

Thames Water have confirmed that there is sufficient capacity within the sewer and their response has been included in Appendix G. The receiving sewer is 150mm diameter.

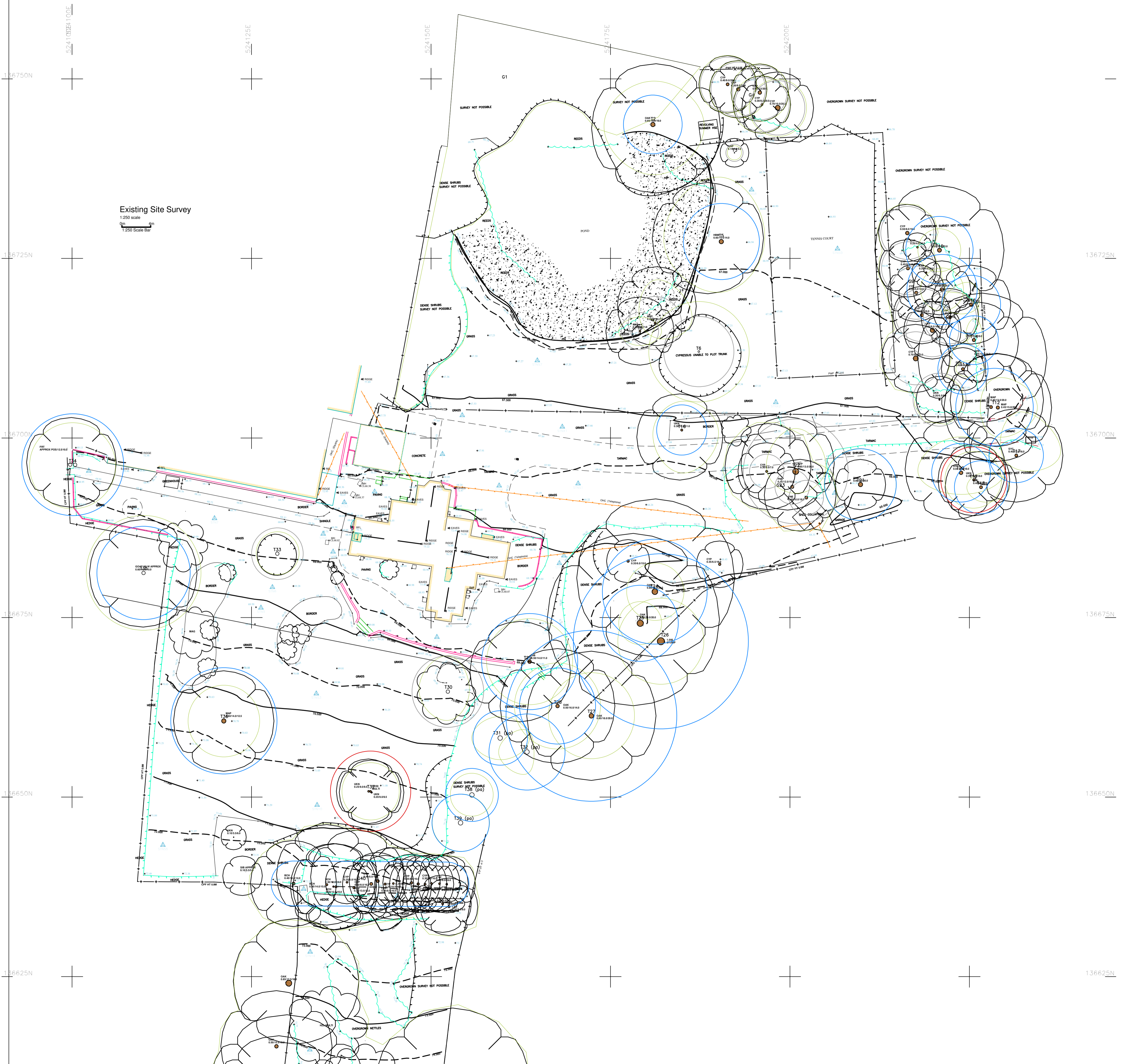
7.0 CONCLUSIONS

The site is in Flood Zone 1, at low risk of fluvial and tidal flooding, and there is a low risk of flooding from other sources such as surface water, ground water and sewer flooding.

Surface water runoff from the development is managed using a sustainable drainage system (SuDS) which provides improved water quality.

It is considered that the development will reduce flood risk elsewhere because of the proposed SuDS system.

APPENDIX A: TOPOGRAPHIC SURVEY



Existing Site Survey
1:250 scale
0m 5m
1:250 Scale Bar

5241000E
5241250E
5241500E
5241750E
5242000E
136750N
136725N
136700N
136675N
136650N
136625N

136750N
136700N
136675N
136650N
136625N

G1

SURVEY NOT POSSIBLE

SURVEY NOT POSSIBLE

OVERGROWN SURVEY NOT POSSIBLE

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APPENDIX B: ARCHITECTURAL PROPOSAL



Proposed Site Plan
 1:250 scale
 0m 5m
 1:250 Scale Bar
 North

REVISIONS:

PLEASE READ:
 Do not scale off these plans.
 Only marked dimensions should be used.
 Cross-reference these drawings with all others associated with the project.
 On existing buildings, site check all dimensions prior to ordering materials and products, or installation, as discrepancies can exist.

DRAWING NOTES:

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 Wick Street
 Fife (N. Levens)
 BS48 0BL
 Tel: 01323 848781
 Email: jim@rarch.co.uk
 Web: www.rarch.co.uk

Drawing Title
Proposed site plan
 Site Address
The Hyde, Rusper Road, Crawley, RH11 0LN
 Client
JJV Limited

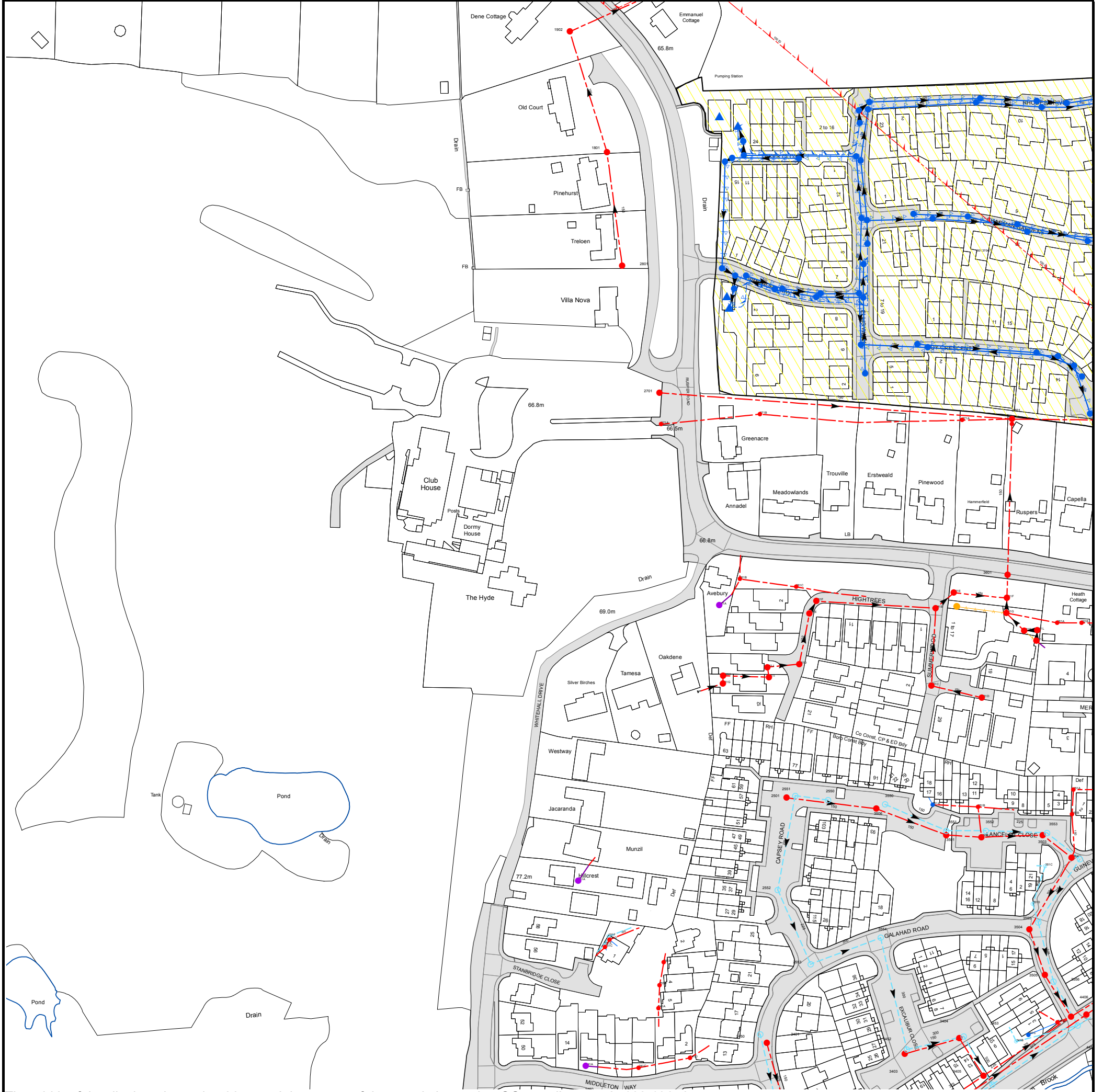
Project Number
773
 Drawing Number
04
 Revision
P13

Scale (Paper Size)
1:250 (A1)
 Date of Issue
October 2025
 Project Stage
Planning

RIBA Chartered

APPENDIX C: THAMES WATER SEWER RECORDS

Asset Location Search Sewer Map - ALS/ALS Standard/2025 5233820



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 524168,136704
















The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2024) with the Sanction of the controller of H.M. Stationery Office, License no. AC0000849556 Crown Copyright Reserved.









Asset Location Search - Sewer Key

Public Sewer Types (Operated and maintained by Thames Water)

-  **Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  Storm Sewer
-  Sludge Sewer
-  Foul Trunk Sewer
-  Surface Trunk Sewer
-  Combined Trunk Sewer
-  Foul Rising Main
-  Surface Water Rising Main
-  Combined Rising Main
-  Vacuum
-  Thames Water Proposed
-  Vent Pipe
-  Gallery

Other Sewer Types (Not operated and maintained by Thames Water)

-  Sewer
-  Culverted Watercourse
-  Proposed
-  Decommissioned Sewer
-  Content of this drainage network is currently unknown
-  Ownership of this drainage network is currently unknown

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plan are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Meter
-  Dam Chase
-  Vent
-  Fitting

Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Ancillary
-  Drop Pipe
-  Control Valve
-  Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Inlet
-  Outfall
-  Undefined End




Other Symbols

Symbols used on maps which do not fall under other general categories.





-  Change of Characteristic Indicator
-  Public / Private Pumping Station
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

-  Agreement
-  Chamber
-  Operational Site

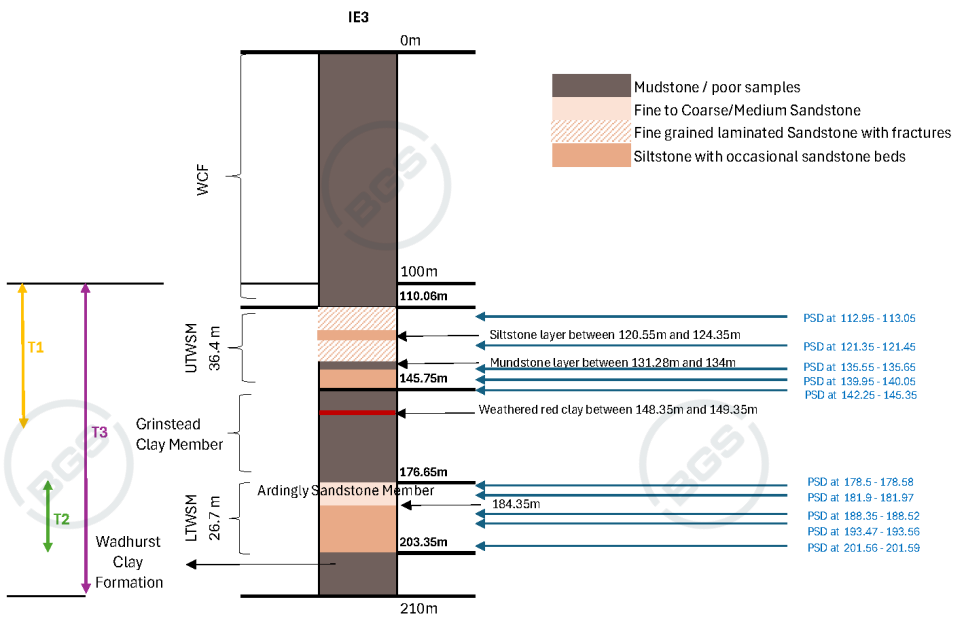
Ducts or Crossings

-  Casement
 -  Conduit Bridge
 -  Subway
 -  Tunnel
- Ducts may contain high voltage cables. Please check with Thames Water.

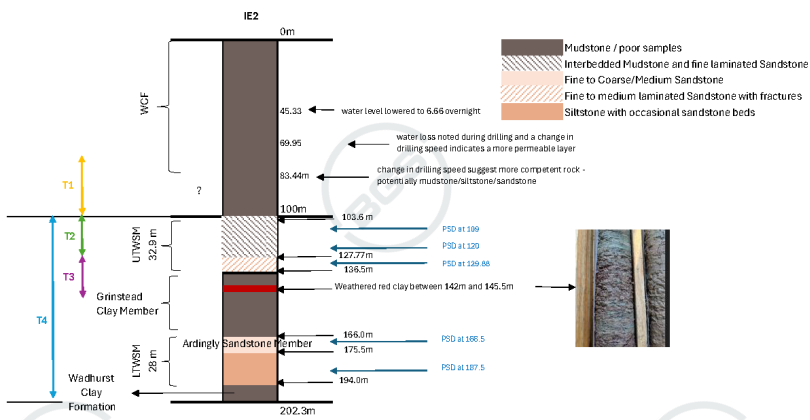
5) 'na' or '0f' on a manhole indicates that data is unavailable.

6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

APPENDIX D: LOCAL GROUND INVESTIGATION BOREHOLE LOGS



*Note: WSP Log used for the schematics
Layer of 1m or less thickness are not included

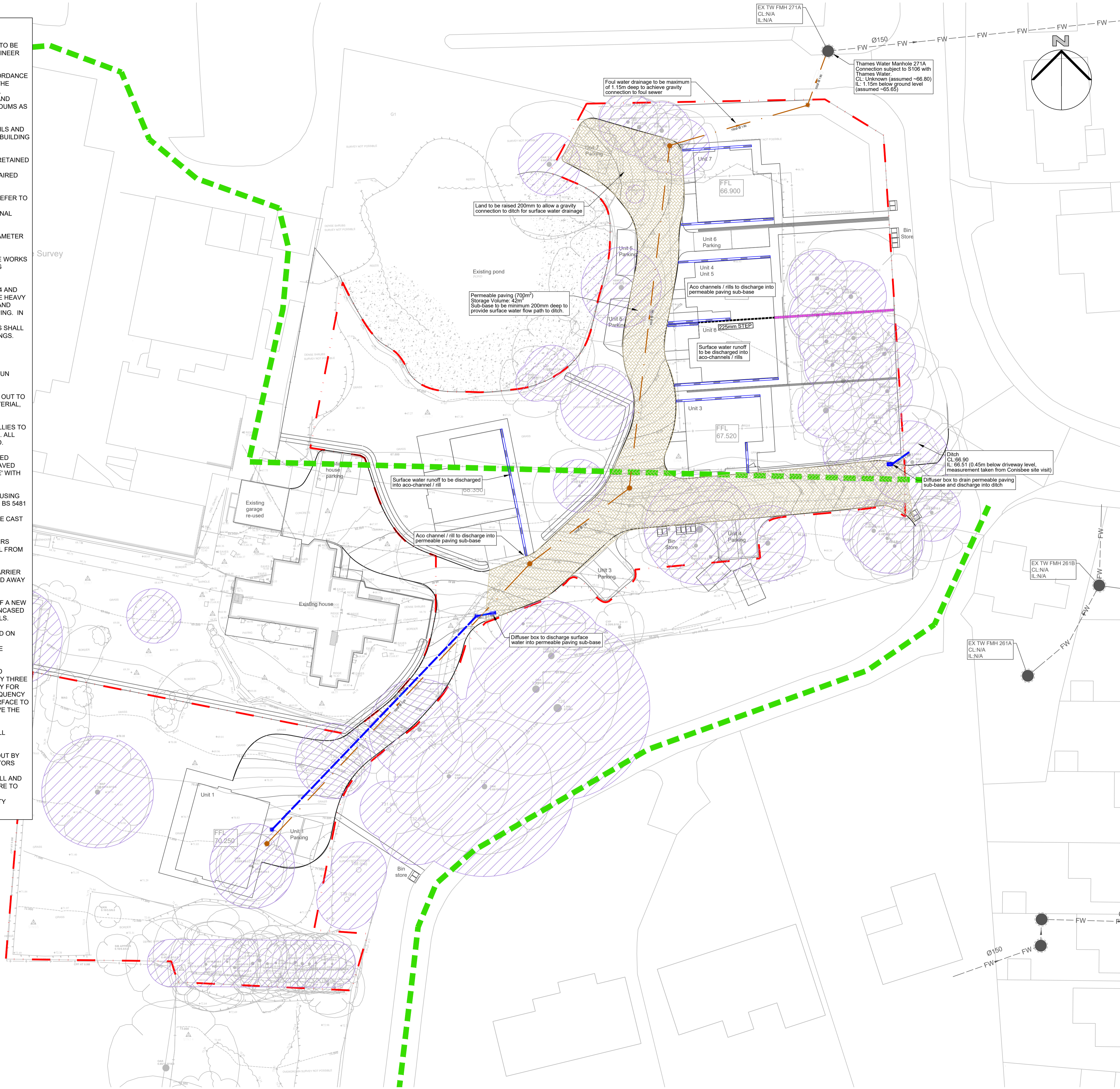


*Note: WSP Log used for the schematics
Layer of 1m or less thickness are not included

APPENDIX E: PROPOSED DRAINAGE STRATEGY PLANS

DRAINAGE NOTES

- INVERT LEVELS AND POSITIONS OF EXISTING DRAINS / CHAMBERS / SEWERS WHERE NEW CONNECTIONS ARE TO BE MADE MUST BE CHECKED AND CONFIRMED TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORKS.
- ALL DRAINAGE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY, THE ENVIRONMENT AGENCY AND IN CONJUNCTION WITH ALL RELEVANT BRITISH STANDARDS, CODES OF PRACTICE AND 'SEWERS FOR ADOPTION' 7TH EDITION AND ANY ADDENDUMS AS APPROPRIATE.
- ALL DRAINAGE SHALL COMPLY WITH THE TYPICAL DETAILS AND THE REQUIREMENTS OF BS EN 752 AND PART H OF THE BUILDING REGULATIONS.
- ANY PART OF THE EXISTING DRAINAGE SYSTEM TO BE RETAINED AS PART OF THE NEW SCHEME SHALL BE CLEANED AND INSPECTED. ANY STRUCTURAL DEFECTS SHALL BE REPAIRED USING APPROPRIATE AND APPROVED MEANS.
- FOR SETTING-OUT DIMENSIONS OF SVP'S, RWP'S ETC, REFER TO ARCHITECT'S OR MECHANICAL ENGINEER'S DRAWINGS. POSITIONS SHOWN ARE INDICATIVE AND SUBJECT TO FINAL DESIGN.
- ALL FOUL AND RWP CONNECTIONS SHALL BE 100MM DIAMETER UNLESS OTHERWISE SPECIFIED.
- ALL PRECAST CONCRETE UNITS USED IN THE DRAINAGE WORKS SHALL BE MANUFACTURED USING SULPHATE RESISTING CEMENT.
- MANHOLE COVERS AND FRAMES SHALL BE TO BS EN 124 AND SHALL BE KITEMARKED. COVERS AND FRAMES SHALL BE HEAVY DUTY D400 IN CARRIAGEWAYS AND VEHICULAR AREAS AND MEDIUM DUTY B125 IN FOOTWAYS AND SOFT LANDSCAPING. IN BLOCKED/CONCRETE PAVED AREAS COVERS SHALL BE RECESSED FABRICATED STEEL. ALL RECESSED COVERS SHALL IN ACCORDANCE WITH THE FACTA ASSOCIATION GRADINGS.
- COVER LEVELS ARE TO BE ADJUSTED LOCALLY TO SUIT FINISHED GROUND LEVELS.
- AT LEAST ONE SOIL PIPE AT THE HEAD OF EACH FOUL RUN SHALL VENT TO THE ATMOSPHERE.
- EXISTING DRAINAGE TO BE REMOVED IS TO BE BROKEN OUT TO BED LEVEL AND VOID BACKFILLED WITH GRANULAR MATERIAL, COMPACTED IN LAYERS NOT EXCEEDING 250MM.
- ALL DRAIN RUNS FROM SVP'S, STUB STACKS OR FW GULLIES TO BE LAID AT 1:40 GRADIENT UNLESS OTHERWISE STATED. ALL RWP'S TO BE LAID 1:80 MIN UNLESS OTHERWISE STATED.
- ALL MANHOLES / INSPECTION CHAMBERS IN BLOCK PAVED AREAS, TO HAVE RECESSED COVERS. MH COVERS IN PAVED AREAS TO HAVE COVER & FRAME ORIENTATED 'SQUARE' WITH PAVING TO MINIMISE CUT SLABS OR BLOCKS.
- ALL PRIVATE DRAINAGE TO BE LAID TO LEVELS SHOWN USING FLEXIBLY JOINTED PIPES, EITHER UPVC TO BS 4660 AND BS 5481 OR VITRIFIED CLAYWARE TO BS EN 295. PIPES BELOW STRUCTURAL BUILDING SLABS OR BASEMENTS SHALL BE CAST IRON TO BS 437.
- RODDING EYES, ETC ARE TO BE LAID TO MANUFACTURERS MINIMUM COVER AND DEPTH TO ALLOW ADEQUATE FALL FROM ADJOINING UNIT.
- ALL PROPOSED TREES TO HAVE APPROPRIATE TREE BARRIER DETAILS LINKING PITS TO ENSURE ROOTS ARE DIRECTED AWAY FROM DRAINAGE.
- WHERE NEW SEWERS ARE CONSTRUCTED WITHIN 5M OF A NEW OR EXISTING TREE THE SEWER SHALL BE CONCRETE ENCASED AGAINST ROOT INTRUSION. REFER TO DRAINAGE DETAILS.
- ALL NEW DRAINAGE TO BE JETTED AND CCTV SURVEYED ON COMPLETION. CONTRACTOR TO MAKE SURE THAT THE DRAINAGE IS FULLY OPERATIONAL. REFER TO DRAINAGE MAINTENANCE MANUAL FOR MAINTENANCE DETAILS.
- CDM NOTE: ALL PIPEWORK, SILT TRAPS, CATCHPITS AND TRAPPED GULLIES TO BE REGULARLY INSPECTED EVERY THREE MONTHS AND CLEARED OUT ON A REGULAR FREQUENCY FOR THE FIRST NINE MONTHS. AFTER THIS PERIOD THE FREQUENCY CAN BE REDUCED TO EVERY SIX MONTHS. POROUS SURFACE TO BE REGULARLY SWEEPED THREE TIMES A YEAR TO REMOVE THE SILT.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONISBEE DRAWINGS.
- HEALTH AND SAFETY: THE WORKS SHALL BE CARRIED OUT BY SPECIALIST COMPETENT AND EXPERIENCED CONTRACTORS WHO ARE MEMBERS OF A RECOGNISED NATIONAL ORGANISATION. OPERATIVES SHALL HAVE RECEIVED FULL AND APPROPRIATE TRAINING FOR THE OPERATIONS THEY ARE TO UNDERTAKE. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH ALL PERTINENT HEALTH AND SAFETY REGULATIONS.



GENERAL NOTES

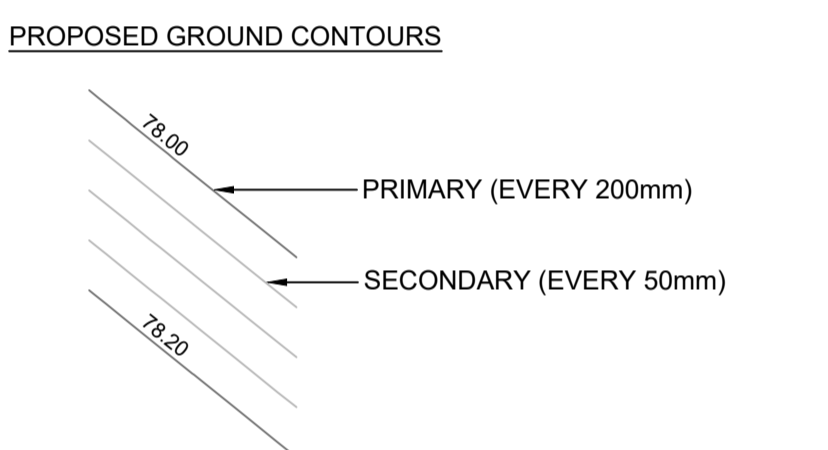
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS AND SPECIFICATIONS
- DO NOT SCALE FROM THIS DRAWING IN EITHER PAPER OR DIGITAL FORM. USE WRITTEN DIMENSIONS ONLY.

LEGEND

- SITE BOUNDARY
- PROPOSED SURFACE WATER MANHOLE
- PROPOSED SURFACE WATER DRAIN
- PROPOSED FOUL WATER MANHOLE
- PROPOSED FOUL WATER DRAIN
- EXISTING TREE ROOT PROTECTION AREA

EXISTING DRAINAGE

- SW --- EXISTING THAMES WATER SURFACE WATER SEWER
- FW --- EXISTING THAMES WATER FOUL WATER SEWER
- EXISTING THAMES WATER MANHOLE



NOT FOR CONSTRUCTION

P01 19.12.25 PRELIMINARY ISSUE	MS	SR
Rev Date	Description	Drawn Check

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Drawing Status	
S2 FOR INFORMATION	
Project	Date DEC 2025
THE HYDE, CRAWLEY	Scale 1:250@A1
Drawn	MS
Title	Engineer SR
DRAINAGE STRATEGY	Project No 251055
Drawing No	Revision
251055-CON-XX-00-DR-C-1000	P01

APPENDIX F: SUDS MAINTENANCE STRATEGY

INTRODUCTION

The purpose of this document is to outline the proposed maintenance schedule for the drainage system and all SuDS features for the proposed development at the Hyde, Crawley.

The maintenance schedule set out here complies with the CIRIA SuDS Manual (C753), which is identified as providing current best practice in the industry. The report does not replace manufacturers' requirements and these should be followed for each product in addition to the information in this document.

For the proposed extents of SuDS features on a plan drawing, please refer to the separate drainage layout plans and drainage strategy report.

ORGANISATION RESPONSIBLE

The client, Oakford Development Limited, will be responsible for undertaking maintenance of the proposed drainage for the whole life of the site.

CONVENTIONAL DRAINAGE SYSTEMS

Gullies, Silt Traps, Manholes, Catchpits & Pipework

On completion of construction, the internal surfaces of the sewers and manholes shall be thoroughly cleansed to remove all deleterious matter, without such matter being passed forward into the existing sewers.

All trapped gullies, silt traps, manholes and catchpits are to be regularly inspected every three months and cleared out on a regular frequency for the first nine months. After this period, the frequency can be reduced to every six months.

All drainage runs will be inspected once a year. The system is to be jetted clear if/when necessary.

Permeable pavements

The pavement should be inspected regularly for clogging, litter, weeds and water ponding, preferably during and after heavy rainfall to check effective operation. Permeable pavements need to be regularly cleaned of silt and other sediments to preserve their infiltration capacity. The SuDS Manual indicates that sweeping once per year is sufficient for most sites, however the sweeping frequency should be adjusted to suit site specific conditions and should also be informed by annual inspection reports.

Care should be taken in adjusting vacuuming equipment to avoid removal of joining material. Any lost material should be replaced.

Table 1 outlines the proposed operation and maintenance regime for permeable pavements. This is adapted from The SuDS Manual (C753).

Table 1: Operation and maintenance requirements for permeable pavements

Maintenance Schedule	Required Action	Frequency
Regular maintenance	Brushing and vacuuming (standard cosmetic sweep over whole surface)	Once a year, after autumn leaf fall or reduced frequency as required, based on site- specification observations of clogging - pay particular attention to areas where water runs onto pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediments
Occasional maintenance	Stabilise and mow contributing and advancement areas	As required
	Removal of weeds or management using glyphosphate applied directly into the weeds by an applicator rather than spraying	As required –once per year on less frequently used pavements
Remedial actions	Remediate any landscaping which through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required

	Remedial work to any depressions rutting and cracked or broken blocks considered detrimental to the structural performance or a hazard to users, and replace lost jointing material	As required
	Rehabilitation of surface and upper structure by remedial sweeping.	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth- if required, take remedial action	Three-monthly, 48h after large storms in first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection chambers	Annually

SuDS PROGRAMME

The proposed SuDS for the site will come online approximately Summer 2027.

The contractor should ensure that during the construction phase (or in any other phasing associated with the site coming online) that SuDS are not damaged by construction works.

OPERATION AND MAINTENANCE MANUAL RECORDS

Documents to be handed over

Conisbee will provide this document to Oakford Development Limited who will provide the document to the construction contractor, and Oakford Development Limited will also include it in the Operation and Maintenance Manual.

Oakford Development Limited will have copies of the drainage design drawings which show locations of the proposed SuDS and any 'as-builts' provided by the contractor.

Maintenance Records

Oakford Development Limited will be provided with the standard proforma in Appendix B of The SuDS Manual to enable them to record the outcomes of inspections.

APPENDIX G: THAMES WATER PRE-DEVELOPMENT ENQUIRY RESPONSE



Sam Rice

Conisbee
1 Offord Street
London
N1 1DH



14 January 2026

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: The Hyde, Rusper Road, Crawley, RH11 0LN

Dear Sam

Thank you for providing information on your development

Proposed site: The development of 7 general housing to the existing green space at the above site.

Proposed foul water: To discharge via gravity to Manhole TQ2436271A to the north of the site on the understanding that the existing foul water sewer downstream of TQ2436271A is a minimum of 150mm diameter.

Proposed surface water: No surface water sewer capacity check requested.

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3 and the National SuDS Standards, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

National SuDS Standards, Standard 1.2: Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

priority 1: collected for non-potable use

priority 2: infiltrated to ground

priority 3: discharged to an above ground surface water body

priority 4: discharged to a surface water sewer, or another piped surface water drainage system

priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with the National SuDS Standards or that stated within the sites planning approval.

No surface water capacity check.

Please see our [FAQ's leaflet](#) for additional information.

Capacity at STW?

The receiving network is served by Crawley STW and there isn't a known performance issue which may cause the EA to object to the development.

Please visit our [website](#) for updates on the site specific upgrades.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connections.

If you have any further questions, please contact us on 0800 009 3921.

Yours sincerely,

Gemma Connolley

Adoptions & Pre-Planning Engineer

Developer Services